



SUB07-00057

Subdivision Name:	Mesquite Hills Unit Two	
Type Request:	Revised Major Combination	
Property Owner:	Newman Ranch Partners, L.P. and El Paso Water Utilities, PSB	
Developer:	Newman Ranch Partners, L.P.	
Engineer:	Conde, Inc.	
Surveyor:	Conde, Inc.	
Location:	Northwest of Dyer Street and Southeast of U.S. Highway 54	
Acres:	73.854	Representative District: 4
Planning Area:	Northeast	Present Zone: R-5/c and R-F
Park Credits Applied:	3.76 Acres	Park Zone: NE-7



GENERAL INFORMATION:

The subdivider is proposing 372 residential lots and a 1.182 acre park. The nearest school is Desertaire Elementary School, which is approximately 11,956 feet from the subdivision.

The applicant is required to dedicate at least 3.72 acres of parkland; however the Parks and Recreation Department and the applicant have an agreement that provides the applicant with a credit of 4.83 acres for the enhancements that were agreed upon in Mesquite Hills Unit One. Therefore, after the 1.235 acre park the applicant is proposing in Unit Two and the credits from Unit One, there is a remaining credit of 2.29 acres to be applied in other units of the Mesquite Hills Subdivision.

CASE HISTORY:

On June 7, 2007 the City Plan Commission voted to approve Mesquite Hills Unit Two on a Major Preliminary basis and granted the following modifications:

1. To allow for 5' sidewalks for all Residential Subcollector streets.
2. To allow for 70' Turning Heel Radii on: Jericho Tree Drive, Mesquite Lake Lane, Falling Leaf Lane, Autumn Wheat Drive, Jim Webb Drive, Sachet Cliff Drive.

On July 26, 2007 the City Plan Commission voted to approve Mesquite Hills Unit Two on a Major Combination basis and upheld the previously approved modifications.

CURRENT REQUEST:

The applicant is submitting Mesquite Hills Unit Two on a Revised Major Combination basis and is requesting an additional modification:

1. To allow for a jogging path within the parkway of Mesquite Hills Drive (84' R.O.W.).

The applicant has revised the plat to show a larger ponding area, a reduction in the number of lots from 376 to 372, a realignment of Sachet Cliff Drive to show a turning heel rather than a cul-de-sac, and an extension of Mesquite Hills Drive to U.S. Highway 54.

STAFF RECOMMENDATION:

The Development Coordinating Committee recommends **approval** of Mesquite Hills Unit Two on a **Revised Major Combination** basis and the modifications (subject to condition 3 of 19.04.170) subject to the following conditions and requirements:

Planning Division – Land Development Comments and Requirements

No objections.

Engineering Department – Traffic Division

1. Turning heels do not comply with Subdivision Improvement Design Standards 3-50.
(Modification request has satisfied Traffic Division requirement)

El Paso Water Utilities Comments

1. EPWU does not object to this request.

Water:

2. There is presently a 12-inch diameter water main along Mesquite Hill Drive located approximately 34 feet south of and parallel to the north Mesquite Hill Drive right-of-way line. This 12-inch main is available for service to Mesquite Hills Unit 2.
3. On-site water main extensions from the above referenced 12-inch main are required along the streets within the proposed subdivision. The Developer is responsible for all water main extension costs.
4. There is an existing 8-inch diameter well collector line within EPWU property in Section 21 that extends from Well 59 to Well 56. The 8-inch well collector line is located approximately 135 feet south of and parallel to the section line between Section 21 and Section 16, Block 80, TSP 1. The proposed extension

of Mesquite Hill Drive will be located above a portion of this existing 8-inch water main. EPWU requires complete Mesquite Hill Drive construction plans to determine the impact of the proposed street on the existing water main. If the water main must be relocated, the Developer is responsible for all water main relocation costs.

Reclaimed Water:

5. Along Ashley Road, between Railroad Drive and Dyer Street, there is an existing 30-inch diameter reclaimed water transmission main. This 30-inch main transects Dyer Street and the alignment continues in a northwesterly direction within Section 21, Block 80, Township One (1), Texas and Pacific Railroad Company Surveys. A portion of this 30-inch main is adjacent to the southwest boundary of the proposed subdivision, extending from the pond at Lot 23, Block 21 north to approximately the midpoint of Lot 37, Block 21. North of Lot 37 the 30-inch main is reduced to a 12-inch reclaimed water main. This 12-inch main extends in a northwesterly direction to EPWU Recharge Well #1.

6. The Developer has provided EPWU a survey indicating the 12-inch reclaimed line was installed within the Mesquite Hills Unit 2 property. The survey shows the 12-inch main encroaching within Lots 37-39, Block 21 and Lots 57-69, Block 13. EPWU and the Developer are coordinating to verify the location of the 12-inch main in relation to the Mesquite Hills Unit 2 property line. If the line location is verified to be within Mesquite Hills Unit 2, the Developer may have to redesign the lots and dedicate additional EPWU-PSB easements to accommodate the 12-inch main or relocate the main to the proposed Mesquite Hills Unit 2 streets. The Developer is responsible for all water main relocation costs.

Sanitary Sewer:

7. There is an existing 18-inch diameter sanitary sewer main along Mesquite Hill Drive located approximately 36 feet north of and parallel to the south Mesquite Hill Drive right-of-way line. This 18-inch main is available for service to Mesquite Hills Unit 2.

8. On-site sanitary sewer main extensions from the above referenced 18-inch main are required along the streets within the proposed subdivision. The Developer is responsible for all sanitary sewer main extension costs.

9. The 18-inch sewer main referenced above is part of a collection system that discharges to the Futureland Lift Station located in the vicinity of Railroad Drive and the southern portion of the Dal-Tile property. EPWU plans to upgrade this lift station from its current capacity of 0.5 MGD (million gallons per day) to 10 MGD. **The Developer will be responsible for paying a portion of the upgrade cost.**

General:

10. Services for panhandle lots shall be provided at the street right-of-way. The Owner is to provide the locations for the water services outside of the driveways. No vehicular traffic is allowed over the water meter boxes. Public water and sanitary sewer main extensions will not be allowed within the 12-foot wide private access and utility easements.

11. EPWU requires a new service application to initialize design of the on-site water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Central Appraisal District

No comments received.

Texas Gas Service

No comments received.

911

No comments received.

School District

No comments received.

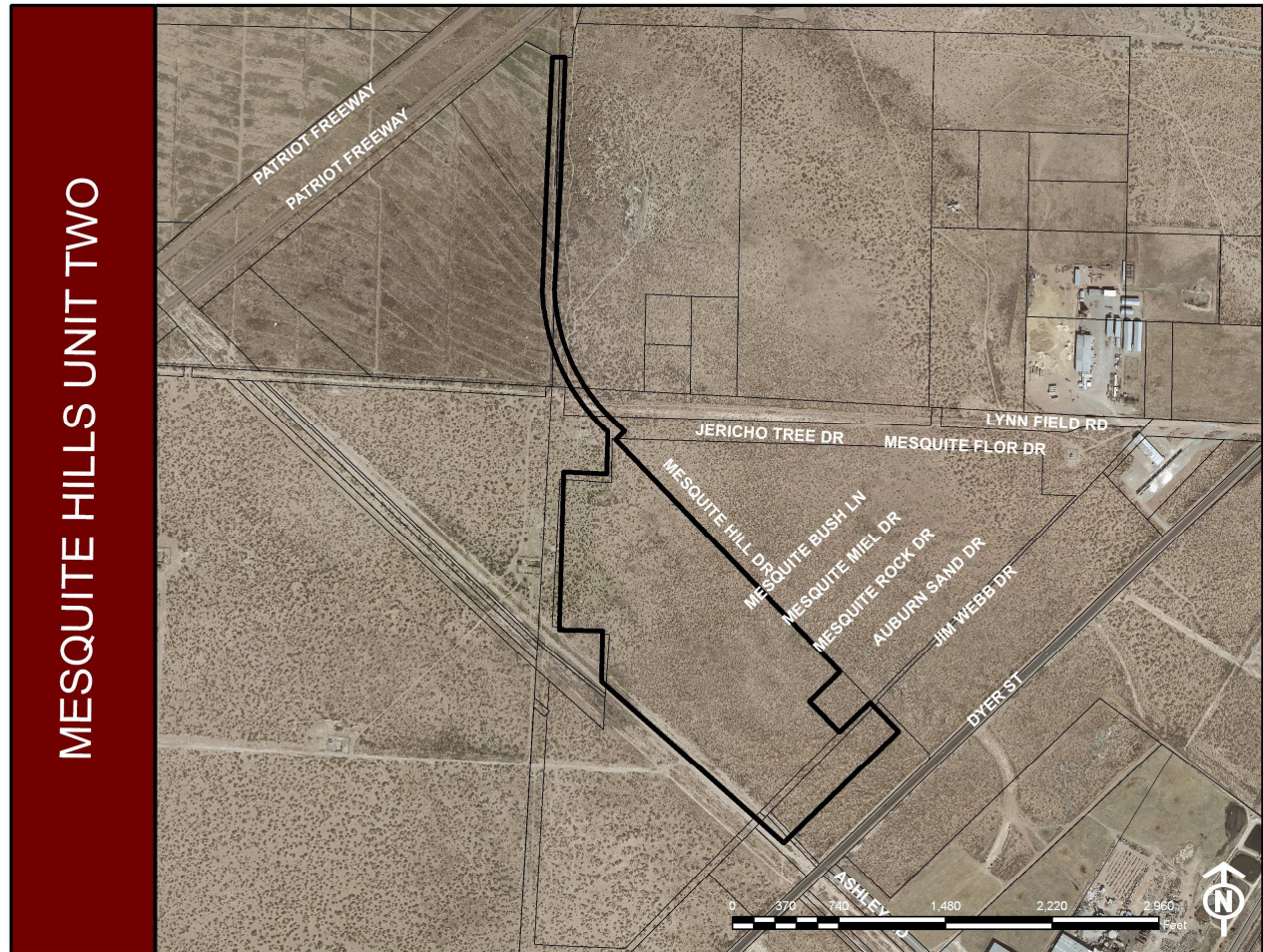
Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - i) A current certified tax certificate;
 - ii) A current proof of ownership;
 - iii) Square footage datum for each lot; and;
 - iv) A set of restrictive covenants, if any, to be recorded with the subdivision.

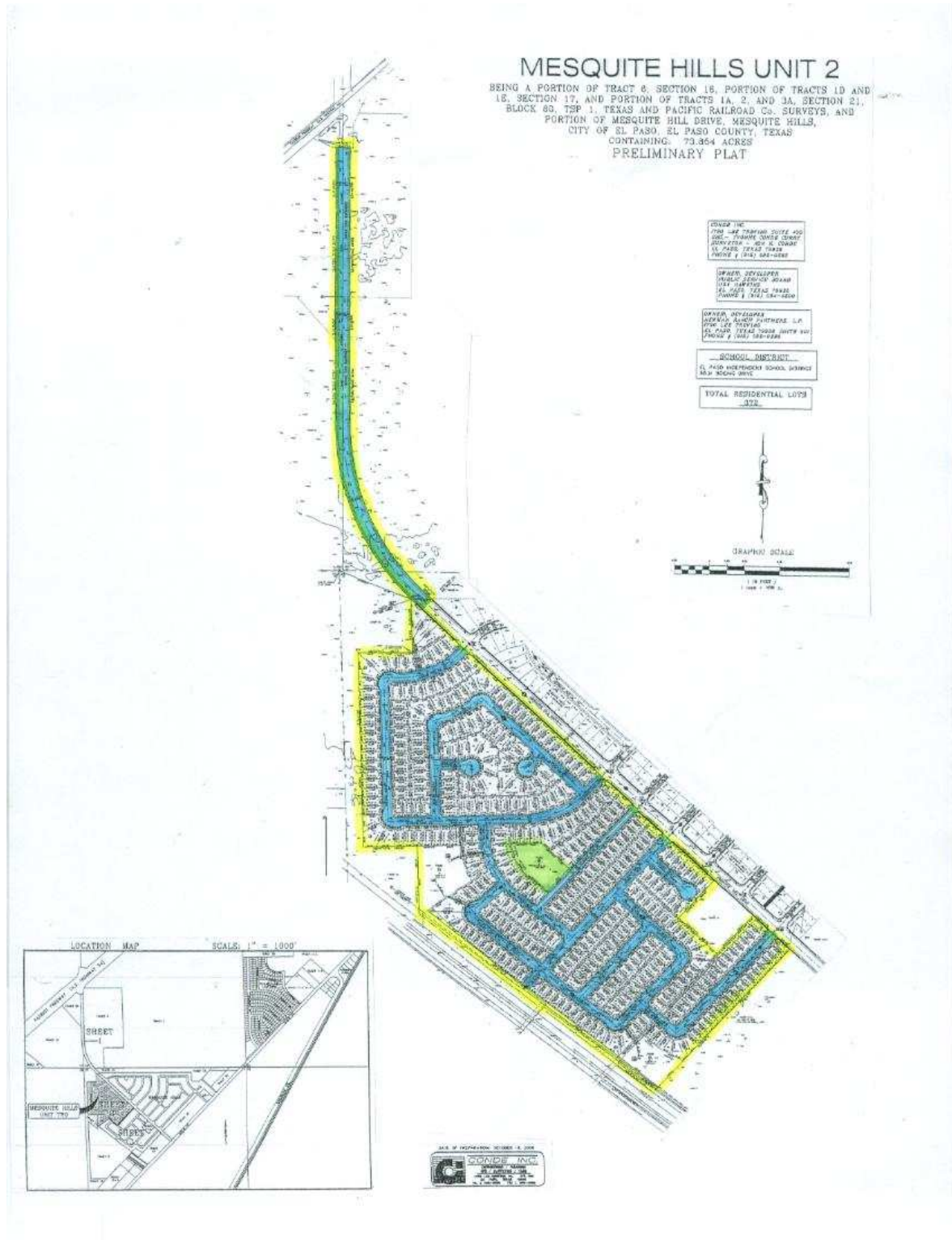
List of Attachments

Attachment 1: Aerial
Attachment 2: Preliminary Plat
Attachment 3: Final Plat
Attachment 4: Letter from Parks and Recreation
Attachment 5: Letter for Modification Request
Attachment 6: Cross-Sections
Attachment 7: Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4

JOHN COOK
Mayor

JOYCE WILSON
CITY MANAGER



CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
PRESI ORTEGA JR., DISTRICT 5
EDDIE HOLGUIN JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

DEPARTMENT OF PARKS AND RECREATION
DR. NORMAN C. MERRIFIELD
DIRECTOR

April 4, 2007

Douglas A. Schwartz
Newman Ranch Partners, LP
1790 Lee Trevino, Suite 601
El Paso, TX 79936

Dear Mr. Schwartz,

You have made a request to receive credits for the enhanced development of the Park and the hike and bike trail in the old PSB easement in Mesquite Hills Unit 1.

As discussed and agreed upon at our meeting on April 4, 2007, the total number of credits is equal to 483 units or 4.83 acres. These credits will be applied in the remaining units of the Mesquite Hills Subdivision.

The Parks and Recreation Department agrees with this request and will forward our supportive recommendation to the City Planning Commission who has final authority to grant or deny the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman C. Merrifield", is written over a horizontal line.

Norman C Merrifield, Ed. D.
Director

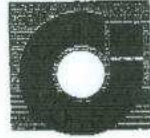
cc Kelly Carpenter, Planning Director
Christina Stokes, Planner

ATTACHMENT 5

12/11/2007 15:48 FAX 915 592 0286

CONDE INC

002/002



CONDE INC

December 11, 2007

Eddie Garcia
Planning Department
#2 Civic Center Plaza
City of El Paso, Texas 79901

Re: Modification Request - Mesquite Hills Unit Two

Dear Eddie,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, we are submitting a formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 3-2 revised cross section to allow for a 5' sidewalk instead of a 4' sidewalk (for all Residential Sub-collector streets) in order to provide improved Pedestrian safety and mobility.
- Subdivision Improvement Design Standards Section 3-50 to allow for a 70' Radius Heel on (Jericho Tree Dr., Mesquite Lake Ln., Falling Leaf Cir., Autumn Wheat Dr., Jim Webb Dr., Sachet Cliff Dr.) for proper traffic circulation while improving traffic safety.
- Subdivision Improvement Design Standards Section 19.08-06 to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.
- Subdivision Improvement Design Standards Section 3-8 to allow for a jogging path within the Parkway of a Minor Arterial in Mesquite Hill Dr. (84' ROW) in order to provide improved Pedestrian safety and mobility.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

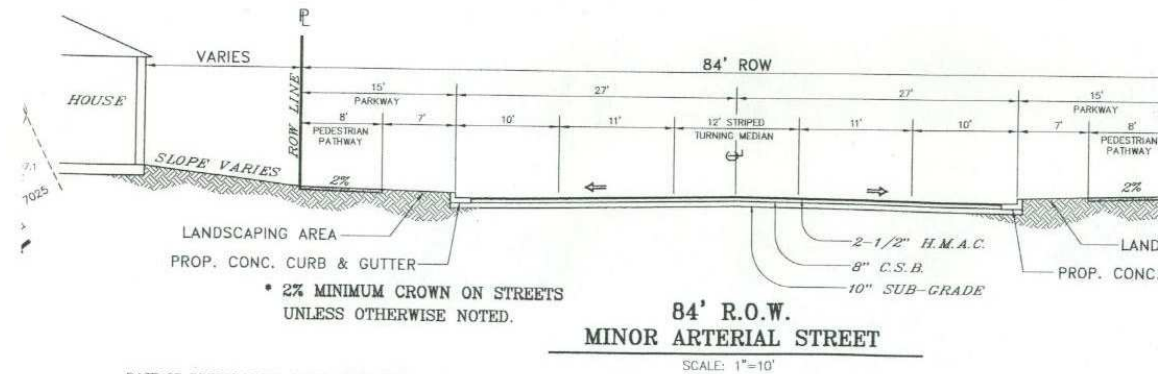
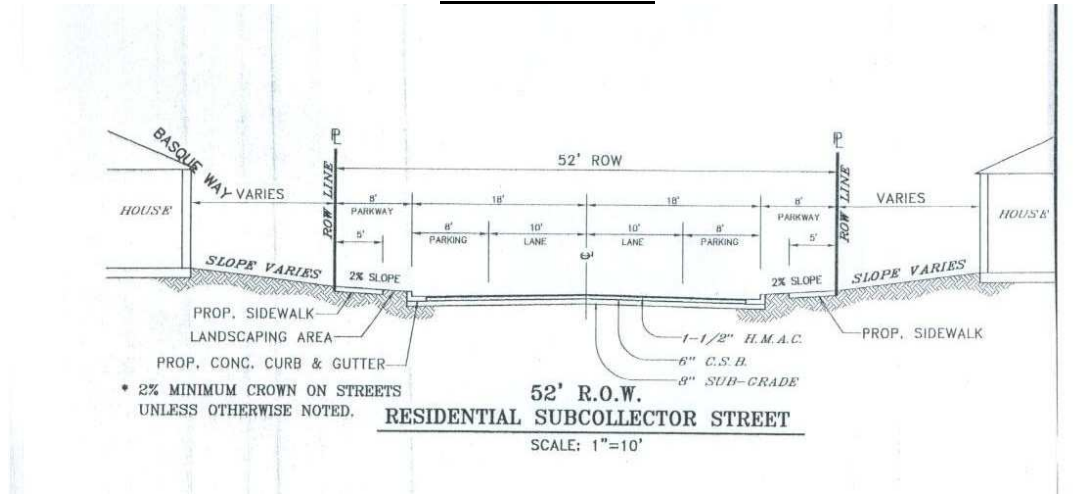
Sincerely,

Yvonne C. Curry, P. E.
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

VISTA HILLS BANK PLAZA / 1750 LEE TREVINO, SUITE 400 / EL PASO, TEXAS 79936 / (915) 562-0286

ATTACHMENT 6

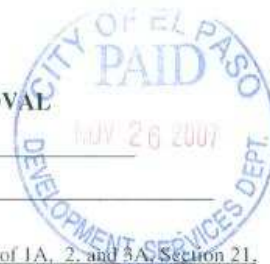


DATE OF PREPARATION: OCTOBER 18, 2006

ATTACHMENT 7



CITY PLAN COMMISSION APPLICATION MAJOR SUBDIVISION REVISED COMBINATION APPROVAL



DATE September 17, 2007

File No. _____

SUBDIVISION NAME Mesquite Hills Unit 2

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)

Being a portion of Tract 6, Section 16, Portion of Tracts 1D, and 1E, Section 17, and Portion of 1A, 2, and 3A, Section 21, Block 80, TSP 1, Texas and Pacific Railroad Co. Surveys, and portion of Mesquite Hill Drive, Mesquite Hills, City of El Paso, El Paso County, Texas

2. Property Identification Number: X580-999-1210-0620 X580-999-1210-2740

3. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>54.8042</u>	<u>372</u>	Office		
Duplex			Street & Alley	<u>14.7708</u>	<u>1</u>
Apartment			Ponding & Drainage	<u>3.097</u>	<u>2</u>
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>1.182</u>	<u>1</u>			
School					
Commercial					
Industrial					
Total Acres (Gross) & Sites				<u>73.854</u>	<u>376</u>

4. What is existing zoning of the above described property? R-F Proposed zoning? R-5

5. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

6. What type of utility easements are proposed? Underground Overhead Combination X

7. What type of drainage is proposed? (If applicable, list more than one)

Lots to streets to ponding areas

8. If single-family or duplex development is proposed: Average floor area of houses _____

9. Price Range: _____ to _____, Financed under FHA _____, VA _____, Conv. _____

10. Are special improvements proposed in connection with the development? Yes _____ No X

11. A. Is a modification of any portion of the Subdivision Ordinance proposed? Yes X No _____

B. If answer to 11A is "Yes", please explain See attached Letter

12. Remarks and/or explanation of special circumstances: _____

13. Owner of record El Paso Water Utilities, Public Service Board, 1154 Hawkins 79925 915-594-5500
Newman Ranch Partners, LP 1790 Lee Trevino, Suite 601 79936 915-592-0290
(Name & Address) (Zip) (Phone)

14. Developer Newman Ranch Partners, LP 1790 Lee Trevino, Suite 601 79936 915-592-0290
(Name & Address) (Zip) (Phone)

15. Engineer CONDE INC. 1790 Lee Trevino Suite 400 79936 915-592-0283
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$456.80

Newman Ranch Partners, LP
Newman Ranch Partners, LLC
Its General Partner

Bill Hagan, Manager

El Paso Water Utilities, PSB
Edmund G. Archuleta, P. E.
SIGNATURE OF PROPERTY OWNER:

Edmund G. Archuleta P. E., General Manager

SIGNATURE OF REPRESENTATIVE: _____

SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

SUB07-00057